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Davidson County DEEDWARR
Recvd: 01/06/05 10:35 2 pgs
Fees:13.00 Taxes:518.00
20050106-0002167

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Lawrence Bros., LLC
707 Monroe Street
Nashville, TN 37208

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 82-9; Parcels 123 & 124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joyce Dury Foster and Theresa Dury Botts and Rita Dury West**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Lawrence Bros., LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 10 of the McGavock City Park Lots in Nashville, Tennessee fronting 50 feet on the easterly side of College Street (now Third Avenue North); and running back easterly between parallel lines 137 1/2 feet to an alley. See plan of said property in Book 57, page 101, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Dury Foster, Theresa Dury Botts and Rita Dury West from Mary Wilhelmina Dury by Quitclaim Deed of record in Book 8340, page 95, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 9 on the Subdivision of the McGavock City Park Lot, a Plan of which is recorded in the Register's Office of Davidson County, Tennessee in Book 57, page 101, to which plan reference is expressly made. Said Lot 9 fronts 48 feet on the east side of College Street, and runs back between parallel lines 137 1/2 feet to an alley 10 feet wide, said Lot being between Taylor and Van Buren on Third Avenue.

Being the same property conveyed to Fred W. Dury, Jr. from Fred W. Dury, Sr., Adolph Wassmer, unmarried, and Wilhelmina Dury, unmarried, by deed of record in Book 1237, page 81, Register's Office for Davidson County, Tennessee. Fred Dury, Jr. has since died intestate, leaving his interest to his heirs, his wife, Mary Louise Kirby Dury, and his daughters, Joyce Dury Foster, Theresa Dury Botts and Rita Dury West. Mary Louise Kirby Dury subsequently died intestate, leaving her interest to her heirs, her daughters, Joyce Dury Foster, Theresa Dury Botts and Rita Dury West.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises and Lien Lis Pendens, executed by Lawrence Brothers, LLC vs. Joyce Dury Foster, Theresa Dury Botts, and Rita Dury West, of record in Instrument No. 20041129-0141356, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the residence of the Grantor herein.

This is improved property known as 3rd Avenue North (Lot 10, McGavock City Park) and 1418 3rd Avenue North (Lot 9, McGavock City Park), Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of December, 2004.

Joyce Dury Foster

Theresa Dury Botts

Rita Dury West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce Dury Foster, Theresa Dury Botts, and Rita Dury West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of December, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of December, 2004.

NOTARY PUBLIC

My Commission Expires:

FREDERICA N. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Nov. 10, 2008